

**2238 Bayview Drive  
Airdrie, Alberta**

**MLS # A2284647**



# \$484,900

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** n/a

Welcome to 2238 Bayview Drive, a beautifully designed END UNIT street-side luxury townhome with NO CONDO FEES and a SEPARATE ENTRANCE! The Jasper townhome features an attached double garage, a rooftop patio, and low-maintenance living. The tastefully designed home offers over 1400 sq ft. of above-grade living space plus an unfinished basement with 9' ceilings, ready for your design ideas. On the main floor, you will find soaring ceilings in the open-concept living space and large windows that let natural light flow through. The chef-inspired kitchen offers beautiful cabinetry and stone countertops and is well-equipped with stainless steel appliances. The kitchen is open to the dining and living room, perfect for entertaining family and friends. Complimenting the main floor is a convenient half bath, storage and entry from the attached garage. Venturing upstairs, you will find a spacious primary retreat with a spa-like ensuite, a spacious shower, and a generous walk-in closet. Two additional bedrooms, a full bath, a 4-piece bath and laundry complete the upper level. Outside, enjoy spending time on your upper rooftop patio, which is situated above the garage. The basement offers a separate entrance, 9' ceilings, and is ready for your creative design ideas. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre, and tennis courts, which convert into a skating rink in the winter. Come and see all the amenities the community offers for yourself! \*RMS has been applied to the construction drawings provided by the builder. Taxes to be assessed.